

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

July 8, 2002

Phil Clark, P.E., Clark Consulting Engineers 19 Ryan Road Albuquerque, NM 87015

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Del Taco Restaurant, [H-11 / D063]

1525 Coors Blvd. N.W.

Engineer's Stamp Dated 06/26/02

Dear Mr. Clark:

The TCL / Letter of Certification submitted on June 26, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services

Planning Department

c: Hydrology file Mike Zamora

DRAINAGE INFORMATION SHEET (REV. 11/01/2001)

DRB #:EPC#:	WORK ORDER#:/
I EGAL DESCRIPTION: LOT 3-B Sholl Sink I	
COLUMN TO THE TOTAL TO THE TOTAL TOT	6.2 ·
ENGINEERING FIRM: Clark Consulting Engineers	CONTACT: Phil C.
ADURESS:/9 KUAN Ka	PHONE: 281-2444
CITY, STATE: EDGEWOOD, NM	ZIP CODE: 87015
OWNER: DEL TACO	
ADDRESS: 1525 COO(S)	CONTACT:
CITY, STATE: ALD NM	PHONE: 57121
ARCHITECT: Food Service Concepts ADDRESS:	CONTACT: Roy MSKINNEY PHONE: 1- 623+ 492-0077
CITY, STATE: Phoenix, 42.	
0111, 0111	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL:	
DRAINAGE REPORT	HECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN EROSION CONTROL PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	SECTOR PLAN APPROVAL
CLOMR/LOMR	FINAL PLAT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (TCL) =	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)	CERTIFICATE OF OCCUPANCY (TEMP)
OTHER	GRADING PERMIT APPROVAL
	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
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DATE SUBMITTED:	"HIN"
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Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

19 Ryan Road Edgewood, New Mexico 87015 E-Mail: ccealbq@aol.com

Fax: (505) 281-2444

Tele: (505) 281-2444

June 26, 2002

Mr. Mike Zamora City Hydrology/Transpo Development PO Box 1293 Albuquerque, NM 87103

Transportation, Grading & Drainage Engineer's Certification RE: DEL TACO RESTAURANT, 1525 COORS BLVD., NW BP #0116004, Drg. H-11/D063

Dear Mr. Zamora:

Please find the attached As-Built Plan, dated June 26, 2002. Based on as-built elevations and data from Survey Southwest, dated June 22, 2002, the referenced constructed improvements are in substantial compliance with the approved plan of February 21, 2002. (TCL, 2/22/02)

All "transpo" elements have also been installed with the exception of the northmost "No Access To Drive-Thru" sign noted on the as-constructed plan. The contractor has ordered this sign, and is scheduled to be installed next week.

10265

Should you have any your for a final Certificate of Occupancy Should you have any questions, please give me a call. Thank you for processing this site

Sincerely,

Philip W. Clark, P.É.

C: Roy McKinney, Food Service Concepts



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 28, 2002

Phil Clark, P.E.
Clark Consulting Engineers
19 Ryan Rd
Edgewood, New Mexico 87015

RE: DEL TACO RESTAURANT

(H-11/D63)

(1525 Coors Blvd NW)

ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

ENGINEERS STAMP DATED 2/21/2002

ENGINEERS CERTIFICATION DATED 6/26/2002

Dear Mr. Clark:

Based upon the information provided in your Engineers Certification submittal dated 2/26/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker Public Works Department

Traca A. Minta

BW

C: Vickie Chavez, COA drainage file approval file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

	ZONE MAP/DRG. FILE #: $A-11/D-63$ WORK ORDER#:
LEGAL DESCRIPTION: LOT 3-B, Shell Subd. No CITY ADDRESS: COOR'S BLVD.	. 2
ENGINEERING FIRM: C/ark Consulting Engineers ADDRESS: 19 RYAN Rd. CITY, STATE: EDGEWOOD, NM	CONTACT: Phi/ C PHONE: 281-2444 ZIP CODE: 87015
OWNER: DEL TACO ADDRESS: 1525 COOKS NW. CITY, STATE: ALD NM.	CONTACT:PHONE:ZIP CODE:_S7121
ARCHITECT: Food Service Concepts ADDRESS: CITY, STATE: Phoenix, AZ.	CONTACT: Rey MSKinney PHONE: 1- (623+492-0077 ZIP CODE:
SURVEYOR: ADDRESSCITY, STATE:	CONTACT:PHONE:ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED GY SECTION YES NO COPY PROVIDED	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
DATE SUBMITTED: BY:	20 HYDROLDGY OLD TO THE PARTY OF THE PARTY O

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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 21, 2002

Phillip Clark, P.E. Clark Consulting Engineering 19 Ryan Road Edgewood, New Mexico 87015

RE: DEL TACO RESTAURANT

(H-11/D63)

(1525 Coors Blvd NW)

CERTIFICATE OF OCCUPANCY APPROVAL-Temporary

ENGINEERS CERTIFICATION DATED 6/21/2002

Dear Mr. Clark:

Based on the information provided in your Engineers Certification submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing for the remaining drainage issues to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required to be resubmitted to this office for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3982.

Sincerely,

Carlos Montoya

City Floodplain Administrator COA- Public Works Department

c: Vickie Chavez, COA

Drainage file

Approval file



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 22, 2002

Philip Clark, P.E. Clark Consulting Engineering 19 Ryan Road Edgewood, New Mexico 87015

Grading and Drainage Plan For Del Taco Restaurant (H11-D63) Dated RE: February 21, 2002

Dear Mr. Clark:

The above referenced drainage plan received February 22, 2002 is approved for Building Permit. Upon completion of the project the engineer needs to certify the project per the DPM prior to the Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

(Factor of Montoya)

Carlos A. Montoya

City Floodplain Administrator

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ONSTRUCTION ADDRESS	025 3d'au	HYDROLOGY REJECTED	Callo
	PROVIDE ALL INFORMATION	BELOW:	CERTIFICATE OF OCCUPANCY REQUIRED?
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SHELL-ONLY REPAIR ADDITION OTHER		JATION OF WORK 139000	APPROVALS REQUIRED PRIOR TO ISSUANCE
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ARCHITECT, ENGINEER OR DESIGNER Contland margan ADDRESS Leglowedland Pe Dallas Taxas	ZIP	UBLIC (BUILT WITH PUBLIC FUNDS) COMMERCIAL RIPLEX OURPLEX	NOTE: Final inspections are required on all per Certificate of Occupancy is required or not.
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DRB #: _		EPC#:		WORK ORDER#:	,	
LEGAL D	ESCRIPTION:	LOT 3-B, Shell 501 Cook's BLVD.	d. No	2		
. /	ADDRESS:	rk Consulting Engin RUAN Rd.	eers_	CONTACT: PHONE:	Phi/ C. 281-2444	
(CITY, STATE:	DGEWOOD, NM		ZIP CODE:	87015	
OWNER:	DEL 7 ADDRESS:	ACO		_ CONTACT:		
	CITY, STATE:		•	PHONE: ZIP CODE:		
	<u> </u>					
ARCHITE	ADDRESS:	Service Concept.	5	_ CONTACT:	Roy McKinney	
	CITY, STATE:	Phoenix, AZ.		PHONE: ZIP CODE:	1- 6237 492-00	77
SURVEY			······································	CONTACT:		
	ADDRESS CITY, STATE:	·	· · · · · · · · · · · · · · · · · · ·	PHONE:	· · · · · · · · · · · · · · · · · · ·	
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CONTRA				CONTACT:		
	ADDRESS:CITY, STATE:		<u> </u>	PHONE: ZIP CODE:	· · · · · · · · · · · · · · · · · · ·	
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	COPY PROVIDED	2/22/02		HYDRO	QGY SECTION	
DATE	SUBMITTED:	2/5/02. BY		20 HYUNG	20	
						

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 7, 2002

Philip Clark, PE Clark Consulting Engineers 19 Ryan Rd. Edgewood, NM 87015

Del Taco restaurant Grading and Drainage Plan Re: Engineer's Stamp Dated 1-4-02, (H11/D63)

Dear Mr. Clark,

Based on the information contained in your submittal dated 2-5-02, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please address if there are any off-site flows. Also, quantify these flows.
- Please show pipe, inlet, or pond capacities for the downstream drainage system.
- Show where all flows go, including historical. A private easement agreement from all property owners will be required to discharge runoff across property line. An agreement will also be needed to verify who maintains the runoff across property lines.
- Please verify water block at each entrance.

As a reminder, when a project is inclusive to a Master Plan, such as this, it would be beneficial to reference the Master Plan or include the basin map of it. If you have any questions, you can contact me at 924-3982.

Sincerely,

(Carlos A. Montoya, PE

Floodplain Administrator, PWD Development and Building Services

Terri Martin, Hydrology File (2)

in a lile stimmer to your DRAINAGE INFORMATION SHEET A Charlester Co. (REV. 11/01/2001)

PROJECT TITLE: Del Taco Restaurent FPC#:	ZONE MAP/DRG. FILE #:
PROJECT TILE:FPC#:	WORK ORDER#:
DRB #:	
LEGAL DESCRIPTION: LOT 3-B, Shell Subd. N. COOR'S BLVD.	0. 2
CITY ADDRESS.	•
ENGINEERING FIRM: C/ark Consulting Engineers	CONTACT: Phil C.
ENGINEERING FIRM: C/APR CONSCIPTING FIRM: ADDRESS: 19 RYAN RA.	PHONE: 281-2747
ADDRESS:/9 KYAN KA. CITY, STATE: FDGEWOOD , NM	ZIP CODE: 870/5
	CONTACT:
OWNER: DEL TACO	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
ARCHITECT: Food Service Concepts	CONTACT: Roy MSKINNEY PHONE: 1-1623+492-0077
ACCOUNT ADDDECC.	
CITY, STATE: Phoenix, AZ.	ZIP CODE:
	CONTACT:
SURVEYOR:	PHONE:
ADDRESSCITY, STATE:	ZIP CODE:
	CONTACT:
CONTRACTOR:	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
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Attw. Carlos

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: DEL TACO	ZONE MAP/DRG. FILE #: 411/063
DRB #:X/AEPC#:	WORK ORDER#:////
LEGAL DESCRIPTION:CITY ADDRESS:	· · · · · · · · · · · · · · · · · · ·
ENGINEERING FIRM: Vark Consulting Engis. ADDRESS: 19 Rya Rd	CONTACT: .Ph;/ PHONE: 281-2444
CITY, STATE: Edgewood, N.M 87015	ZIP CODE: <u>870/5</u>
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Food Service Concepts	CONTACT: Pour MEK
ADDRESS:CITY, STATE:	PHONE:
	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS\ CITY, STATE:\	PHONE:
	ZIP CODE:
CONTRACTOR: ADDRESS:	SONTACT:
CITY, STATE:	PHONE:
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EROSION CONTROL PLAN	_ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	_ SECTOR PLAN APPROVAL _ FINAL PLAT APPROVAL
CLOMR/LOMR TRAFFIC CIRCULATION (AYOUT (TCL)	_ FOUNDATION PERMIT APPROVAL
ENGINEERS CERTIFICATION (TCI)	BUILDING PERMIT APPROVAL
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DATE SUBMITTED: 2/19/02 HYDROLOGYBYCOT	Pil
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C Clark Consulting Engineers

19 Ryan Road Edgewood, New Mexico 87015

Tele: (505) 281-2444

E-Mall ccealbq@aol.com

Fax: (505) 281-2444

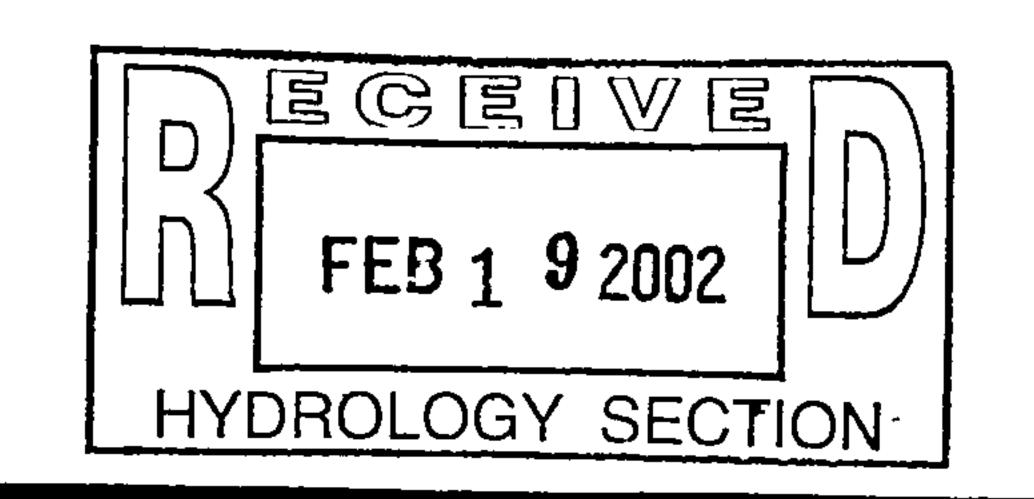
Philip W. Clark, P.E.

Date: 2/17/02

BCBIVE

Transmittal

TO: Carlos Montour	HYDROLOGY SEC
ORGANIZATION: City Andrology	
FROM: Phil Clark	
REGARDING: Del Taco - Plan dated H:11, D63	12/7/01
ITEM/MESSAGE:	
- As Requested & in Response to	Letter
- Received (dated 2/7/02) please find masterplan for Shell Oil	
- Find masterplan for shell oil	506
Unit 2. (H-11, D40, NICKOLSON Prop	=rhy)
- OUR padisite is Basin D' (Par	cel B)
Q developed	
- No off. site flows enter from	X6-76
(Exist. CAR WASH With RAISE Contains Run. off)	dcurb
Contains Run. off)	
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Location:

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The site is located on the southwest corner of the intersection of Coors Blvd. and liff Road, N.W. The site falls within the Town of Atrisco Grant, Albuquerque, New Mexico. The site covers approximately 3.8 acres, with .5 acres currently developed.

Existing Conditions:

Presently the flows from the site are ponded on site, with the exception of some small flows from the Frontage to Coors and lliff.—The site is located within a flood plain (see Panel 21, Flood Insurance Rate Map, City of Albuquerque, New Mexico , Bernalillo County). In a letter dated 15 March 1984 from the Federal Emergency Management Agency to the City of Albuquerque, the flood elevation of this flood plain was amended to 5094 NGVD.

Proposed Conditions:

Proposed development of the site includes a new building with related parking and landscaping. Storm water detention ponding will be included in the design to hold the dispiaced flood water and the additional flows due to development. Flows will be carried to the ponds via asphalt swales. The pond will be drained by an 18" line to the storm drain in Coors Blvd.

Calculations: (Based on Section 22.2, Hydrology of the Development Process Manual Volume 2 Design Criteria, City of Albuquerque, New Mexico, January 1991)

General Site Conditions:

Area = 3.8 acres Precipitation Zone — 1 Design Storm - 100 year, 6 hour event for flows. 100 year, 24 hour event for detention ponding.

For this area, the peak discharge method will be used.

Existing

A = 3.9 Acres	Land Treatment	Peak-Discharge	: .15 \C-E
	A = 0 $B = 0$ $C = 3.37-AC$	1.15 CFS/AC 1.91 CFS/AC - 2.73 CFS/AC	.39 in. -361 in. .94 in.
Q = 3.27 AC (2.73 CFS/A	D = 0.53 AC C) + .53 AC (4.37)	- 4.37 CFS/AC CFS/AC)	1.93 in.

$$V_{360} = \sqrt{\frac{1.08 \text{ inches}}{12 \text{ inches/ft.}}} 3.9 \text{ AC} = .35 \text{ AC-Ft.}$$

Ew = 3.37 (.94) + .53 (1.93) = 1.08 in.

$$V_{1440} = .35 \text{ AC-Ft.} + (.53AC)(.46 \text{ inch})$$
.

12 inch/ft.

$$V_{1440} = .37 \text{ AC-Ft.}$$

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5091 ······

Proposed

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Basin A:

A = 2.34 AC	Land Treatment	Peak Discharge	Ε
	A = 0 B = 0 C = 0.13AC D = 2.21AC	2.73 CFS/AC 4.37 CFS/AC	.94 in. 1.93 in.
· AC (0.77 OFC /6.	^\ ^\ .	•	i

$$Q = .13 AC (2.73 CFS/AC) + 2.21 AC (4.37 CFS/AC)$$

$$Ew = .13 AC (.93 in) + 2.21 AC (1.93 in.) = 1.87 in.$$

$$2.34 AC$$

$$V_{360} = 1.87 \text{ in. } 2.34 \text{ AC} = .37 \text{ AC-Ft.}$$

12 in./ft.

$$V_{144C} = .37 \text{ AC-FT} + 2.21 \text{ AC (.46 in.)}$$

$$V_{1440} = .46 \text{ AC-FT}$$

Basin B:

$$Q = .07 AC (2.73 CFS/AC) + .6 AC (4.37 CFS/AC)$$

Q = 2.7 CFS

$$Ew = .07 AC (.94 in.) + .6 AC (1.93 in.) = 1.83 in.$$

$$.67 AC$$

$$V_{360} = 1.83 \text{ in. } .67 \text{ AC} = .10 \text{ AC-FT}$$

12 in./ft.

$$V_{1440} = .10 \text{ AC-FT} + .60 \text{ AC} (.46 \text{ in.})$$
12 in./ft.

$$V_{1440} = .12 AC-FT$$

INSTALL 18" GARDEN WALL \$ 5090mm

Land Treatment

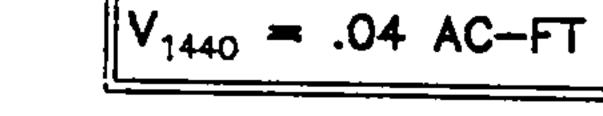
$$Q = .04 AC (1.91 CFS/AC) + .17 AC (4.37 CFS/AC)$$

A = .21 AC

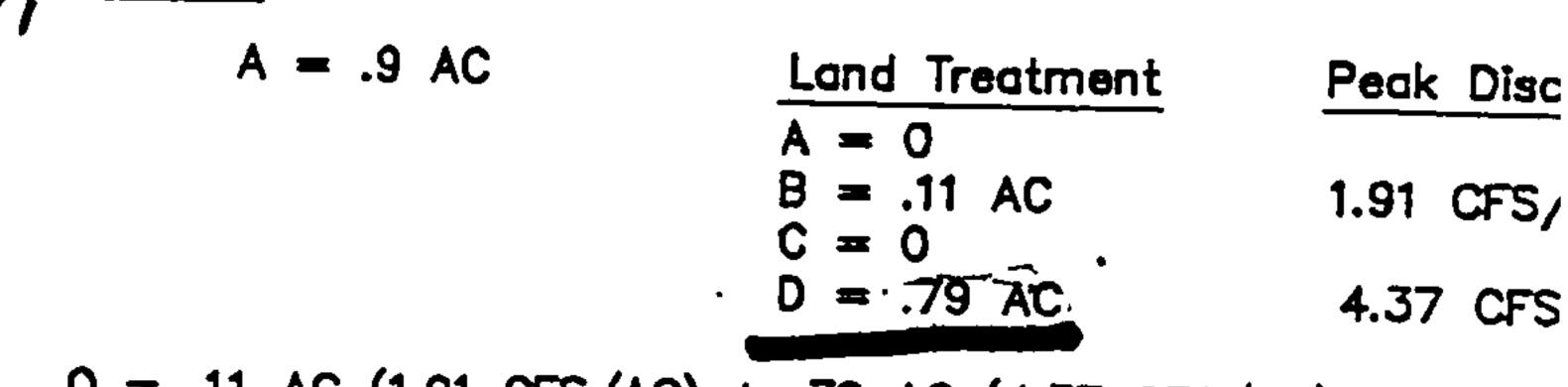
$$Ew = .04 AC (.61 in.) + .17 AC (1.93 in.) = 1.68 in.$$

$$V_{360} = 1.68 \text{ in.} .21 \text{ AC} = .03 \text{ AC-FT}$$
12 in./ft

$$V_{1440} = .03 \text{ AC-FT} + .17 \text{ AC } (.46 \text{ in.})$$
12 in./ft.



Basin D:



.5094.....

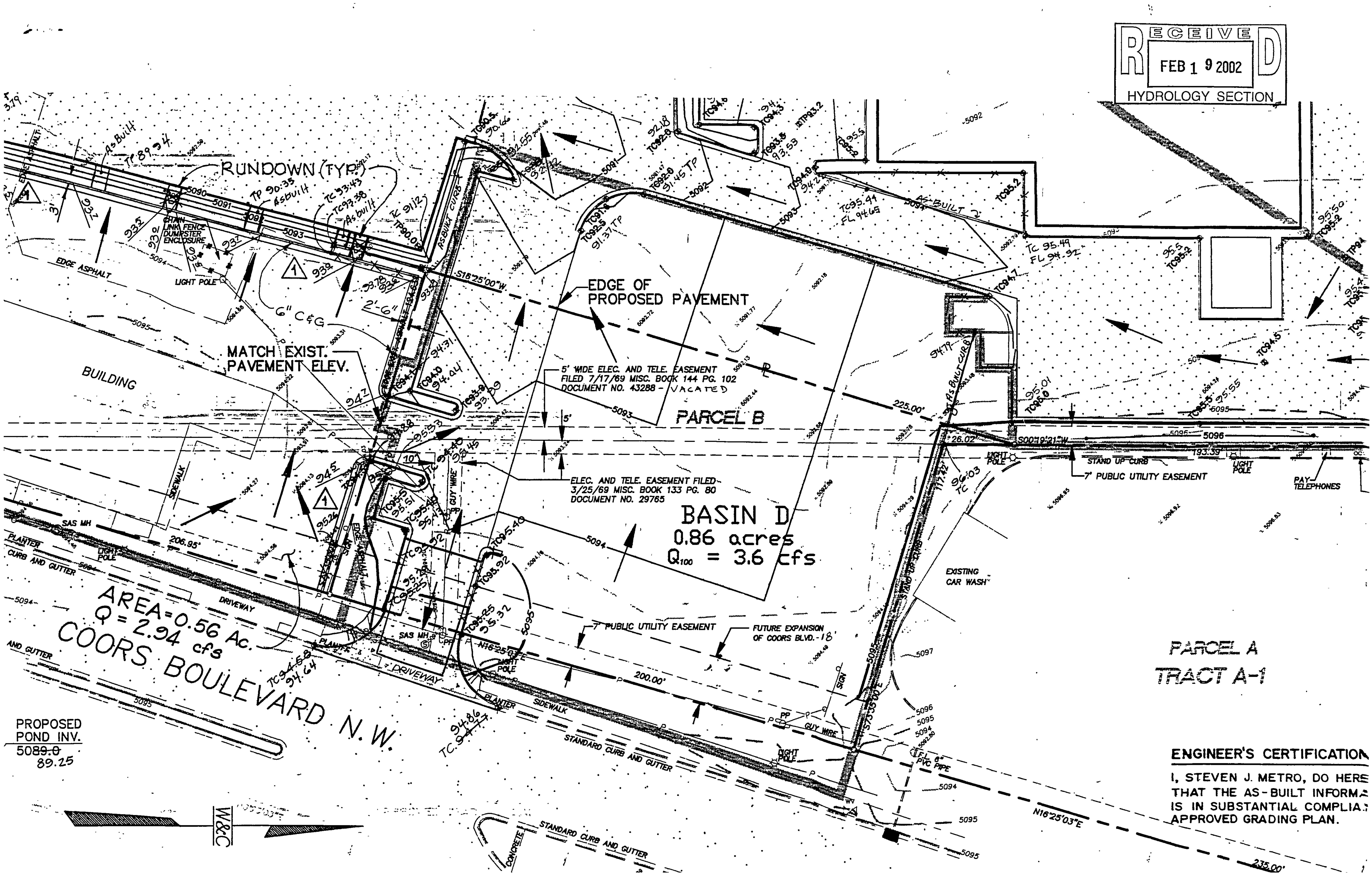
$$V_{350} = 1.77 \text{ in.}$$
 .9 AC = .13 AC-FT 12 in./ft.

$$V_{1440} = .13 \text{ AC-FT} + .17 \text{ AC (46 in.)}$$

$$V_{1440} = .14 \text{ AC-FT}$$

DUMPSTER **ENCLOSURE**

F. Z. PUBLIC UTILITY ESMT





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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 22, 2002

Phillip Clark, PE 19 Ryan Rd. Albuquerque, NM 87015

Re:

Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for

Del Taco, [H-11 / D63] 1525 Coors Road NW Albuquerque, NM 87121

Engineer's Stamp Dated 2-21-02

Dear Mr. McKinney:

The TCL submittal, dated February 22, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed <u>Drainage Information Sheet</u> (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. to confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte, PE Traffic Engineer

Development and Building Services

Public Works Department

C:

Hydrology file Mike Zamora

(REV. 11/01/2001)

PROJECT TITLE: Del Taco	_ ZONE MAP/DRG. FILE #:
DRB #:EPC#:	
LEGAL DESCRIPTION: LOT 3-B. Shell Subd. N	6. 2
LEGAL DESCRIPTION: LOT 3-B, Shell Subd. NO CITY ADDRESS: COOR'S BLVD.	
ENGINEERING FIRM: Clark Consulting Engineers	CONTACT: Phi/C.
ADDRESS: 19 RUAN Rd.	PHONE: 281-2444
CITY, STATE: "EDGEWOOD, NM	ZIP CODE: 87015
OWNER: DEL TACO	CONTACT:
ADDRESS: 1525 COCS VW	· PHONE:
CITY, STATE: ALD NM	ZIP CODE: S7121
ARCHITECT: Food Service Concepts	CONTACT: Roy McKinney
ADDRESS:	CONTACT: Roy MSKINNEY PHONE: 1-16237 492-007
CITY, STATE: Phoenix, AZ.	ZIP CODE:
	CONTACT:
SURVEYOR:ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
	CONTACT:
CONTRACTOR:ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER	HECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES COPY PROVIDED 2/22/02	OTHER (SPECIFY) D

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 12, 2002

Phil Clark, P.E.

Clark Consulting Engineers

19 Ryan Rd.

Edgewood, N.M. 87015

Re:

TCL Submittal for Building Permit Approval for Del Taco Restaurant

XXXX/Coors Blvd. N.W., [H11 / D063] Engineer's Stamp Dated 12/07/01

Dear Mr. Clark:

The location referenced above, dated Feb. 05, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker

Development and Building Services

Public Works Department

Hydrology file Mike Zamora

TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST REVISED DRAFT 9/18/01

The City Zoning Code requires the design of access and circulation for parking areas and drive through facilities to be satisfactory to the Traffic Engineer. The design of these parking areas is a melding of a number of objectives of a development including safety, efficiency, aesthetics, etc. From a vehicular transportation point of view, one of the most critical areas of concern is the location and manner of access from the adjacent street. The interface of the development adjacent to these areas also plays a major role in how safely and efficiently they operate. These guidelines for the layout of the parking areas represent engineering design standards that will result in good operational and safety characteristics. However, with the many variables in design and unique characteristics that can be encountered, the designer may need to investigate other means of satisfying desirable operational and safety characteristics. Prior to embarking on a design for these unusual conditions, the designer should contact the Traffic Engineer to reach was a second to the second traffic Engineer to reach was a second to the second traffic Engineer to reach was a second traffic Engineer. agreement on the modifications to these guidelines. Traffic Circulation Layout (TCL) Site Plans are required for commercial and institutional buildings, multi-family residential buildings and commercial additions of 500 square feet or more.

NOTE: The following checklist is intended to be used as a guide for preparing your Traffic Circulation Layout Plan to meet any or all of the traffic requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

General Information:

Completed Drainage/TCL Information Sheet-(DPM Volume 1, Chapter 17)

Planning History-Relationship to approved site plans, masterplans, and/or sector B. plans site - Coors Cooridor Plan

Description:

Vicinity map (zone atlas map) showing location of the development in relation to well-known landmarks, municipal boundaries and zone atlas map index number

Address and legal description or copy of current plat

All requests for variances from policies, ordinances or resolutions which are necessary to implement this plan must be specifically identified Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)

Size of development

Parking spaces required by Zoning Code or prior EPC approved Site Development Plan

Executive Summary-Provide a brief yet comprehensive discussion of the following:

General project location

Development concept for the site

Traffic circulation concept for the site

Impact on the adjacent sites

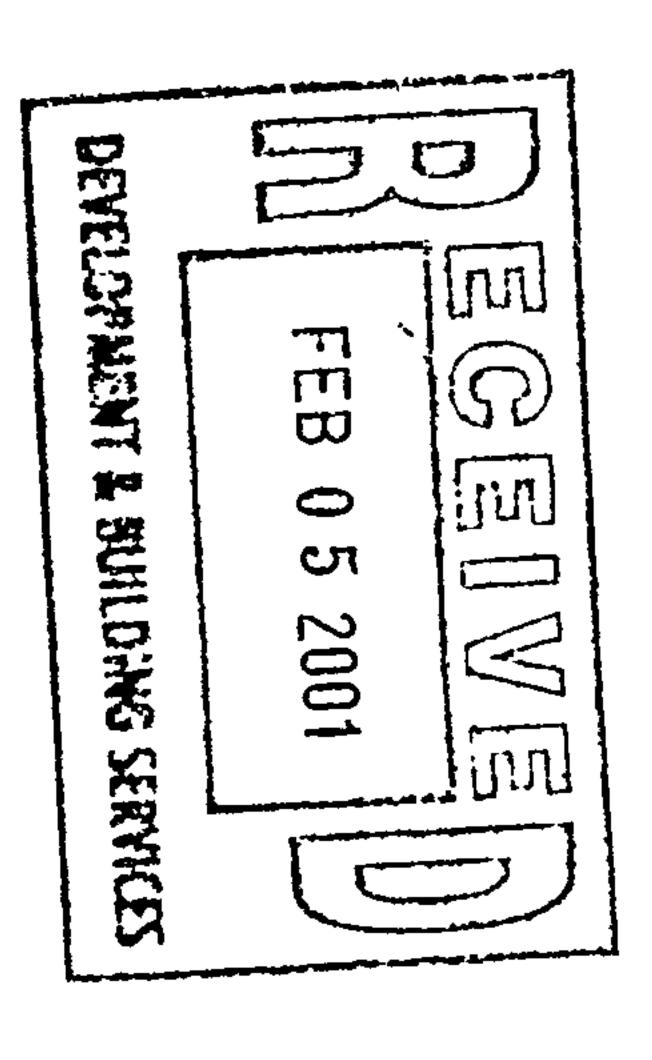
Reference any applicable Traffic Impact Studies (TIS) or previously approved plans

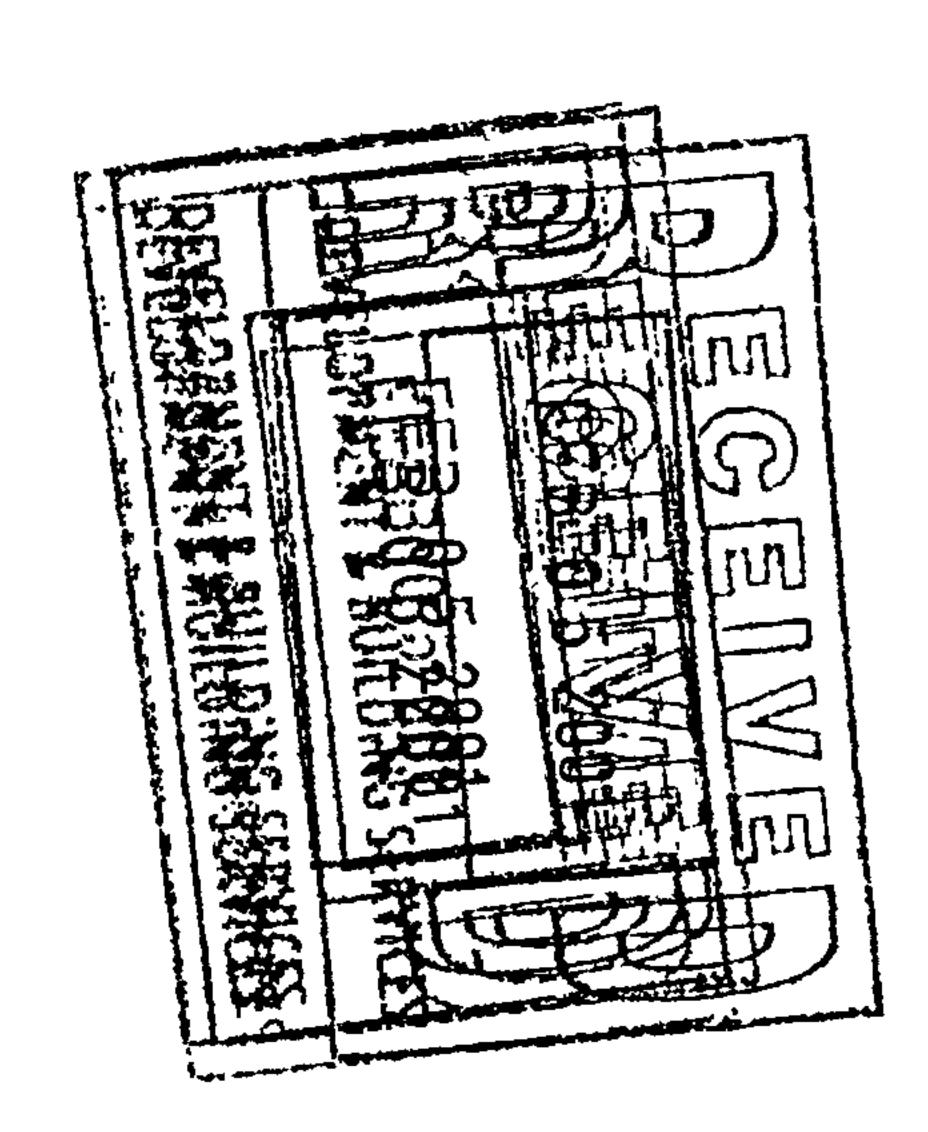
Variance required to accommodate unusual site constraints

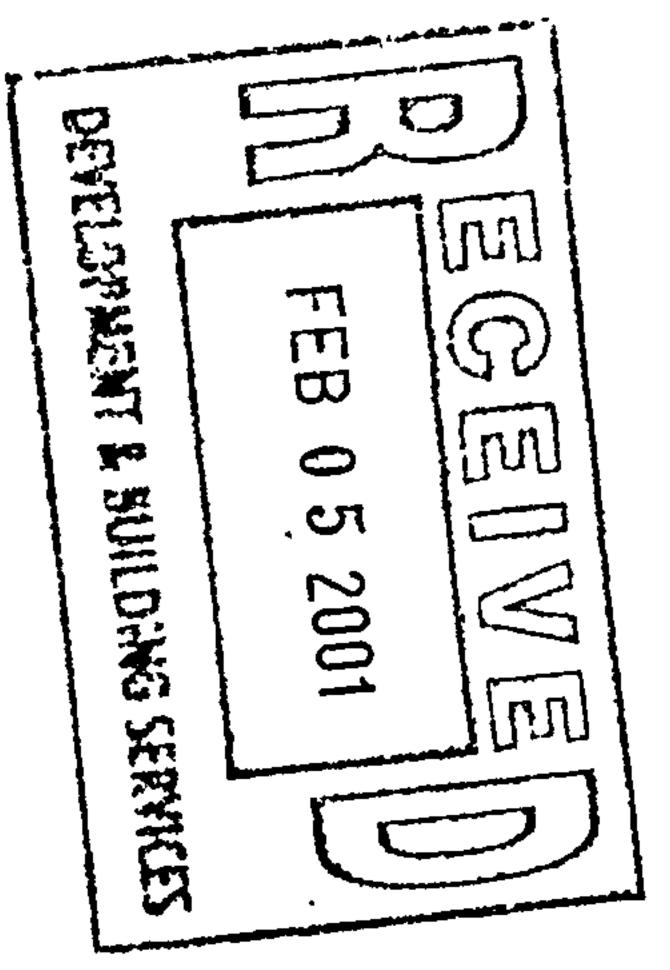
Item is acceptable

Item Needs Completion

Item in the Subsection Needs Completion or Designer Should be Aware of This Item. Del Taco Restaurant - ____ coors Blud N.E.







Plan Drawings:

Professional Architect's/Engineer's stamp with signature and date

Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27) B.

North Arrow

Scales-recommended engineer scales:

1'' = 20' for sites less than 5 acres

1" = 50' for sites 5 acres or more

Legend-see DPM manual, Volume 2, Tables 27.3a-27.3d for recommended standard symbols

Plan drawings size: 24" x 36"

easement mes Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

Existing Conditions:

On-site

Identification of all existing buildings, doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site

Indication of all access existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown

Off-site

Identification of the right-of-way width, medians, curb cuts, solewalles

NEW street widths, etc. (both sides of street)

Proposed Conditions: Proposed conditions should generally be superimposed on D. the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

On-site

Indication of all proposed access easements and rights-of-way on or adjacent to the site with dimensions and purpose shown Slopes

Parking areas 1% min to 8% max W

(1) Parking areas adjacent to major circulation aisles or adjacent to major entrances 1% min to 6% max

-Handicap parking 1% min to 2% max-

Handicap ramps with slope of 12:1 must be provided where the sidewalk area where curbs intersect the pedestrian access to the building

Clearly delineate project phasing. A key map is recommended. Parking stall sizes: (Reference City Standards, DPM, Figure 23.7.1)

e. Circulation:

- General layout dimensions: Figure 23.7.1 provides the layout relationships between parking stalls and aisle widths for both large and small car parking areas
- (2) Treatment of access points-Discuss how the curb cuts and/or drivepads comply with Chapter 23, Section 6
- (3) Internal aisle connection:
 - Parking lots with parking spaces, spaces greater than or equal to 100 must have landscaped islands at the ends of each row of parking
 - Landscape island radius for passenger car is 15 feet (see DPM Figure 23.7.2)

 Landscape island radius for passenger car is 15
 - Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger (see DPM figure 23.7.2)
- Maximum aisle lengths: Aisle lengths required: 300-400 feet without internal circulation between aisles
- (5) Sidewalk connections:
 - -Provide a 4' sidewalk from the public sidewalk to the buildings within the development
 - Provide a min 5' wide sidewalk when the stall will overhang the sidewalk
 - Clear pedestrian route accessible should be provided when the parking space may overhang the sidewalk
- Curbing: Provide a min 6" or max 8" high concrete barrier curb between landscaping and parking areas and/or drive aisles
- (7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division
- (8) Service Areas:
 - (a) Circulation:
 - Design vehicle route needs to be shown
 No truck ramps, refuse/compactors or similar facilities permitted within circulation aisle
 - No backing into or from public street allowed

 Service vehicle and/or refuse vehicle

 maneuvering must be contained on-site
 - (d) Aisle width required:
 - 1) Two-way traffic is 30'
 - 2) One-way traffic is 20'

(9) Layout of large parking area: (400 spaces or more)

(a) Main aisles should provide good pedestrian and vehicle visibility and access

- Parking spaces shall not back into the main aisle
- 2) Provide good pedestrian/vehicle visibility at main aisle
- Twenty-eight foot (28') is the maximum width for main aisle adjacent to building frontages
- Ring roads or partial ring roads are required for shopping centers larger than 250,000 square feet of building area
 - Widths shall be determined based on traffic volumes
 - Centers of 500,000 square feet may require turning lanes or additional lanes to accommodate projected traffic volumes

 $\tau_{i}+$

- Signing, Striping: Adequate signing and striping needs to be incorporated into the design of the parking area which will help to convey to the motorist the proper use of the facility
- Access point lanes and queuing: (See Table 23.7.1)
- Drive through facilities-Discuss compliance with Chapter 23, Section 7

 1. Off-site
 - Rights-of-way and easements to accommodate existing or proposed public street infrastructures shall be provided when necessary to support this development
 - b. Handicap ramps are required at street comers if site abuts the comers—

 CORNERS



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 12, 2002

Phil Clark, P.E. Clark Consulting Engineers 19 Ryan Rd. Edgewood, N.M. 87015

Re:

TCL Submittal for Building Permit Approval for Del Taco Restaurant

XXXX Coors Blvd. N.W., [H11 / D063] Engineer's Stamp Dated 12/07/01

Dear Mr. Clark:

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Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker Development and Building Services

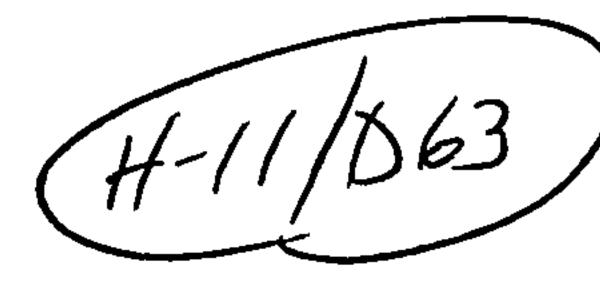
Public Works Department

c: Hydrology file Mike Zamora

La La Communication DRAINAGE INFORMATION SHEET

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(REV. 11/01/2001)



	ZONE MAP/DRG. FILE #:/_/
Del Tean Restaurant	ZONE MAP/DHG. FILE #
PROJECT TITLE: Del Taco Restaurant EPC#:	WORK ORDER#:
na shell Subd.	No. 2
LEGAL DESCRIPTION: LOT GOOR'S BLVD.	
OLTV VUUBERRY.	
ENGINEERING FIRM: C/ark Consulting Engineers	CONTACT: Phi/C.
ENGINEERING FIRM: C/ark Consulting Chiqueton	PHONE: 281-2444
	ZIP CODE: 870/5
CITY, STATE: <u>FDGEWOOD</u> , NM	
	CONTACT:
OWNER: DEL TACO	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	CONTACT. ROY MEKINNEY
ARCHITECT. Food Service Concepts	CONTACT. //221 492 - 10077
ADDRESS:Phoenix, AZ. CITY, STATE:Phoenix, AZ.	ZIP CODE:
CITY, STATE:/	
	CONTACT:
SURVEYOR:	PHONE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED 2/5/02 BY:	FEB 05 2002 HYDROLOGY SECTION
DATE SUBMITTED: 2/12/02 - 7-C. L. Dissid Cd P. Clarke Requests for approvals of Site Development Plans and/or Site Developme	2/2: Congedui-V
2/12/02 - T.C.L. Dissit, Ud P. Clark	- 4/12 / shall be accommanied by a drainage submittal.
-7/-/	Subdivision Plats strail be accompanied detail. One or
Requests for approvate of the bronged	development defines the degree of diamogs

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TRAFFIC CIRCULATION LAYOUT SITE PLAN CHECKLIST REVISED DRAFT 9/18/01

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Address and legal description or copy of current plat All requests for variances from policies, ordinances or resolutions which

are necessary to implement this plan must be specifically identified Type of development (restaurants, banks, convenience markets, service station, super markets, auto car wash, etc.)

Size of development

Parking spaces required by Zoning Code or prior EPC approved Site 6. Development Plan

Executive Summary-Provide a brief yet comprehensive discussion of the following:

General project location

Development concept for the site -b.

Traffic circulation concept for the site

Impact on the adjacent sites

Reference any applicable Traffic Impact Studies (TIS) or e. previously approved plans

Variance required to accommodate unusual site constraints

Item is acceptable

Item Needs Completion

N/A

Item in the Subsection Needs Completion or Designer Should be Aware of This Item.

Plan Drawings:

Professional Architect's/Engineer's stamp with signature and date B.

Drafting standards: (Reference City Standards, DPM Volume 2, Chapter 27)

North Arrow

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Plan drawings size: 24" x 36"

easement lines Notes defining property line, rights-of-way, signs, street lights, fire hydrants, medians, water meter boxes, pavement limits and types, sidewalks, landscape areas, project limits, and all other areas whose definition would increase clarity

Existing Conditions:

On-site

Identification of all existing buildings, doors, structures, sidewalks, curbs, drivepads, walls, etc., and anything that influences parking and circulation of the site

Indication of all access existing easements and rights-of-way on **(**b.) or adjacent to the site with dimensions and purpose shown

Off-site

D.

Identification of the right-of-way width, medians, curb cuts, solewalles

NEW street widths, etc. (both sides of street)

Proposed Conditions: Proposed conditions should generally be superimposed on the drawings showing existing on-site and off-site conditions. Separate sheets may be used for on-site and off-site areas depending upon circumstances.

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(W) Parking areas 1% min to 8% max

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Curbing: Provide a min 6" or max 8" high concrete

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Fire and emergency access: Provision for carrier is

(7) Fire and emergency access: Provision for access by fire and emergency vehicles needs to be in accordance with the Albuquerque Fire Plan Checking Division

(8) Service Areas:

(a) Circulation:

Design vehicle route needs to be shown
No truck ramps, refuse/compactors or
similar facilities permitted within
circulation aisle

No backing into or from public street allowed

Service vehicle and/or refuse vehicle

maneuvering must be contained on-site

(d) Aisle width required:

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7,00

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* a.*

- Drive through facilities-Discuss compliance with Chapter 23, Section 7

 1. Off-site
 - a. Rights-of-way and easements to accommodate existing or proposed public street infrastructures shall be provided when necessary to support this development
 - b. Handicap ramps are required at street comers if site abuts the comers—

 CORNERS